

## \$475,000 - 5002 53 Ave, Calmar

MLS® #E4441228

**\$475,000**

3 Bedroom, 2.50 Bathroom, 1,830 sqft

Single Family on 0.00 Acres

Calmar, Calmar, AB

Eagle Quest Homes welcomes this beautiful brand new over 1800+sq ft move in ready home with 3 bedrooms, plus huge bonus room and 2.5 bathrooms. Available for quick possession. Backing onto Calmar Elementary. Separate side entrance to the basement for that guest or family member requiring privacy or a future income generating suite. Laundry room on top floor near bedrooms. This 2 story home has all the upgrades. \$5000 Trail appliance credit included. Country style living with city Amenities. The newest development in Calmar backing onto Calmar Elementary school. Quick access to the expanding Edmonton Airport, minutes to Leduc, Nisku and Edmonton. Welcome to Hawks Landing. ALBERTA NEW HOME WARRANTY INCLUDED

Built in 2025

### Essential Information

MLS® #	E4441228
Price	\$475,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,830
Acres	0.00



Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	5002 53 Ave
Area	Calmar
Subdivision	Calmar
City	Calmar
County	ALBERTA
Province	AB
Postal Code	T0C 0V0

### Amenities

Amenities	See Remarks
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	None
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, No Back Lane, Not Landscaped, Playground Nearby, Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 8th, 2025
Days on Market	30
Zoning	Zone 92

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 8th, 2025 at 4:47am MDT